

ARTICLE 13. USE TABLES

Section 13.1 Residential Uses

All uses not expressly permitted by this UDC shall be expressly prohibited.

P = Permitted use C = Conditional use S = Subject to supplemental use regulations of UDC Article 6

Use (Sect. 13.1 Residential)	SF1	SF2	SF3	TF-1	MF1	MF2	MH1	MH2	AG
Accessory living quarters.	P	C	C	C			C		P
An accessory building used solely as the temporary dwelling of guests of the occupants of the premises; such dwellings having no kitchen facilities and not rented or otherwise used as a separate dwelling unit.									
Accessory Residential Units, Residential District.	P	P	C	C			C		P
The residential occupancy of a portion of the principal use, not exceeding 33% of the gross floor area, and is owner-occupied. Commonly referred to as "mother-in-law flat", it may include a full kitchen and must comply with all building & fire codes & have 1 additional off-street parking space.									
Apartment residential.					P	P			
The use of a site for three (3) or more dwelling units, within one (1) or more buildings.									
Boarding house.					P	P			
A dwelling containing a single dwelling unit and not more than 10 (ten) guest rooms or suites of rooms, where lodging is provided with or without meals, for compensation for more than 1 week.									

Use (Sect. 13.1 Residential)	SF1	SF2	SF3	TF-1	MF1	MF2	MH1	MH2	AG
Community Residential Facility.					P-S	P-S			
Any dwelling licensed, certified or authorized by state, federal or local authorities as a residence for children or adults with physical, developmental or mental disabilities, dependent children or elderly individuals in need of supervision, support and/or independent living training. May include specialized group home for the developmentally disabled, group care for children or a boarding home.									
Condominium residential.			P		P	P			
A single-dwelling unit in a multi-unit dwelling or structure that is separately owned and may be combined with an undivided interest in the common areas and facilities of the property.									
Duplex residential.				P	P	P			
The use of a site for two (2) dwelling units within a single building.									
Greenhouse	P	P-S	P-S	P-S	P-S	P-S	P-S	P-S	P
Refer to the Greenhouse requirements in Section 6.3.									
Group residential.			C	C	P	P			
The residential occupancy of living accommodations by groups of more than five (5) persons (not defined as a family) on a weekly or longer basis. Typical uses include occupancy of fraternity or sorority houses, dormitories, residence halls, or boarding house.									

Use (Sect. 13.1 Residential)	SF1	SF2	SF3	TF-1	MF1	MF2	MH1	MH2	AG
Home Profession.	P-S	P-S	P-S	P-S	P-S	P-S	P-S	P-S	P-S
An activity carried on in a residence that is incidental to the use of the residence as a home and does not alter the residential character of the home or neighborhood and is conducted in accordance with the requirements of Article 6 of this UDC.									
Kennel	C								P
The domicile of a person or persons who own or breed 5 (five) or more dogs and/or cats but less than 11 (eleven) dogs and/or cats over 6 (six) months of age, primarily for personal recreational use, such as participation in recognized conformation shows, field or obedience trials, racing, scenting, puling, specialized hunting or working trials, and water trials, search and rescue, tracking and for the purpose of improving the physical soundness, temperament, and conformation of a given breed to a standard.									
Manufactured Home Residential.							P	P	
The residential occupancy of manufactured homes on small lots owned by residents and are typically meant for more permanent habitation than the following mobile home use.									
Mobile home residential.								P	
The residential occupancy of mobile homes by families on a weekly or longer basis. Typical uses include mobile home parks or mobile home subdivisions.									

Use (Sect. 13.1 Residential)	SF1	SF2	SF3	TF-1	MF1	MF2	MH1	MH2	AG
Manufactured Modular Housing.	P						P	P	P
Structures that are constructed in 1 (one) or more modules or modular components built at a location other than the permanent site, are transported to the permanent site, and are erected or installed on a permanent foundation system.									
Multiple-family residential.					P	P			
The use of a site for two (2) or more dwelling units, each in a separate building.									
Patio home.			C		P	P			
A detached, single-family unit typically situated on a reduced-sized lot that orients outdoor activity within the rear or side patio areas for better use of the site for outdoor living space.									
RV Park								P	
An area where facilities are provided for recreational or camping vehicles or travel trailers, tents or other portable habitation, utilized by the public as a place for camping, vacationing, or temporary usage, which are in place for not more than 30 (thirty) days.									
Single-family residential.	P	P	P				P		P
The use of a site for only one (1) dwelling unit.									
Townhouse residential.			C		P				
The use of a site for two (2) or more townhouse dwelling units, constructed with common or adjacent walls and each located on a separate ground parcel within the total development site, together with or without common area serving all dwelling units.									

Section 13.2 Commercial Uses

All uses not expressly permitted by this UDC shall be expressly prohibited.

P = Permitted use C = Conditional use S = Subject to supplemental use regulations of UDC Article 6

Use (Sect. 13.2 Commercial)	C1	C2	C3	C4	I1	I2
Administrative and business offices.	P	P	P	P	P	
Offices or private firms or organizations which are primarily used for the provision of executive, management or administrative services. Typical uses include administrative offices, and services including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, photocopy and reproduction, and business offices or public utilities, organizations and associations, or other use classifications when the service rendered is that customarily associated with administrative office services.						
Agricultural sales and services.				P	P	P
Establishments or places of business engaged in sale (from the premises) of feed, grain, fertilizers, pesticides and similar goods or in the provision of agricultural related services with incidental storage on lots other than where the service is rendered. Typical uses include nurseries, hay, feed and grain stores and tree service firms.						
Amusement center		C	P	P		
An establishment offering 5 (five) or more amusement devices, including, but not limited to, coin-operated electronic games, shooting galleries, table games and similar recreational diversions within an enclosed building.						
Artisan sales	P	P	P	P		
The manufacture and retail sale of hand-crafted wares such as pottery, jewelry, art, and similar products of craftsmanship.						
Automobile Dealership				P		
Includes new and used car, pick-up truck and motorcycle sales/display and associated maintenance facilities.						
Automotive rentals.			C	P	P	
Rental of automobiles, noncommercial trucks, trailers and recreational vehicles, including incidental parking and servicing of vehicles available for rent or lease. Typical uses include auto rental agencies, trailer rental agencies and taxi cab parking and dispatching.						

Use (Sect. 13.2 Commercial)	C1	C2	C3	C4	I1	I2
Automotive; Major Repairs/Service				P	P	P
Indoor and outdoor repair and service of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles or boats, including the sale, installation and servicing of equipment and parts. Typical uses include muffler shops, auto repair garages, body and fender shops, painting and major repairs and service activities, but excluding dismantling or salvage.						
Automotive sales.				P	P	
Sale or rental of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles or boats, including incidental storage, maintenance and servicing. Typical uses include new and used car dealerships, motorcycle dealerships and boat, trailer and recreational vehicle dealerships.						
Automotive service station		C-S	C-S	P-S	P-S	
That portion of property where flammable or combustible liquids or gases used as fuel are stored and dispensed from fixed equipment into the fuel tanks of motor vehicles. Accessory activities shall be permitted to include an automatic car wash and convenience food and beverage sales. Refer to Article 6 of this UDC for additional requirements.						
Automotive washing.			P	P	P	
Refers to establishments where the primary use is the washing, cleaning and detailing of automobiles and related light equipment. Typical uses include auto laundries or car washes.						
Building maintenance services.			P	P	P	
Establishments primarily engaged in the provision of maintenance and custodial services to firms rather than individuals. Typical uses include janitorial, landscape maintenance or window cleaning services.						
Business or Financial Services	C	P	P	P		
An establishment intended for the conduct or service or administration by a commercial enterprise, or offices for the conduct of professional or business service.						
Business support services.	P	C	P	P	P	
Establishments or places of business primarily engaged in the sale, rental or repair of equipment and supplies used by office, professional and service establishments to the firms themselves rather than to individuals, excluding automotive, construction and farm equipment. Typical uses include office equipment and supply firms, small business machine repair shops or hotel equipment and supply firms.						

Use (Sect. 13.2 Commercial)	C1	C2	C3	C4	I1	I2
Business or trade school.	C	C	P	P		
A use providing education or training in business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as a home occupation, college or university or public or private educational facility.						
Bar.		P	P	P		
A use engaged in the preparation and retail sales of alcohol beverages for consumption on the premises, including taverns, bars, cocktail lounges and similar uses.						
Commercial off-street parking.		C	C	P	P	P
Parking of motor vehicles on a temporary basis within a privately owned off-street parking facility, other than accessory to a principal use. Typical uses include commercial parking lots or parking garages.						
Communications services.				P	P	P
Establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms but excludes those classified as major utility facilities. Typical uses include television studios or telecommunication service centers.						
Concrete Asphalt Batching Plant (Permanent)				C	C	C
Construction sales and services.				P	P	P
Establishments or places of business primarily engaged in construction activities and incidental storage on lots other than construction sites as well as the retail or wholesale sale, from the premises, of materials used in the construction of buildings to other structures other than retail sale of paint, fixtures and hardware excluding those classified as one of the automotive and equipment services use types. Typical uses included building materials stores, tool and equipment rental or sales or building contractors.						
Consumer repair services.	P	P	P	P		
Establishments primarily engaged in the provision or repair services to individuals and households rather than firms, but excluding automotive and equipment use types. Typical uses included appliance repair shops, watch or jewelry repair or musical instrument repair firms. All incidental storage shall be enclosed.						

Use (Sect. 13.2 Commercial)	C1	C2	C3	C4	I1	I2
Dry Cleaning Plant					P	P
A large scale establishment primarily engaged in the large scale industrial scale cleaning of textiles and garments in large revolving washers where they are washed with the cleansing fluid and special soaps, rinsed with pure cleansing fluid, and then spun to remove most of the fluid. They are then dried with warm air in a tumbler where cleansing fluids are reclaimed and used again.						
Equipment repair services.				P	P	P
Repair of trucks, tractors, construction equipment, agricultural implements and similar heavy equipment. Typical uses include truck repair garages, tractor and farm implement repair services and machine shops, but exclude dismantling or salvage.						
Farmers Market		P				
Places of business primarily engaged in the retail sale of farm grown food. Use is allowed on a day to day or part time basis with the permission of the property owner on whose property the sales will be conducted.						
Financial services.	P	P	P	P		
Establishments primarily engaged in the provision of financial and banking services. Typical uses include banks, savings and loan institutions, loan and lending activities and similar services.						
Flea Market; Outdoor Open Air Sales				C		
Buildings or open areas in which sales areas or stalls are set aside or rented and which are intended for use by two or more individuals or by educational, religious or charitable organizations to sell articles that are either homemade, homegrown, handcrafted, or antique.						
Food sales; grocery	P	P	P	P		
Establishments or places of business primarily engaged in the retail sale of food or household products for home consumption. Typical uses include groceries, delicatessens, meat markets, retail bakeries and candy shops.						
Funeral services.			P	P		
Establishments engaged in undertaking services such as preparing the human dead for burial and arranging and managing funerals.						
General retail sales; neighborhood scale	P	P	P	P		
Sales or rental of commonly used goods and merchandise for personal or household uses fir surrounding neighborhoods.						

Use (Sect. 13.2 Commercial)		C1	C2	C3	C4	I1	I2
General retail sales; regional				P-S	P		
Sales or rental of commonly used goods and merchandise for personal or household use. Typical uses include department stores, apparel stores, furniture stores, mail order stores or similar establishments. Refer to Article 6 of this UDC for additional requirements.							
Health care offices.	P	P	P	P			
A use providing consultation, diagnosis, therapeutic, preventative or corrective personal treatment services by physicians, dentists, medical and dental laboratories and similar health practitioners.							
Hotel-motel.			P	P			
Lodging services involving the provision of room and/or board. Typical uses include hotels, motels or transient boarding houses.							
Ice Dispensing; Portable Building/Structure			P-S	P-S			
Refers to an automatic self contained portable ice dispensing structure that produces and dispenses ice for retail sale as a primary or secondary use of site. This does not include typical ice machines that sell packages bags of ice (typical ice machine).							
Indoor entertainment.		C	P	P			
Predominantly spectator uses conducted within an enclosed building. Typical uses include motion picture theaters, meeting halls and dance halls.							
Indoor Gun Range;			C	P	P		
Permitted subject to building being soundproofed and a building design that will prevent ammunition from leaving the building, as per the Cibola building codes.							
Indoor sports and recreation.		C	P	P	C		
Uses conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks and arcades.							
Kennels.				P	P		
Boarding and care services for dogs, cats and similar small animals. Typical uses include boarding kennels, pet motels, or dog training centers.							
Laundromat; dry cleaning	P	P	P	P			
Establishments primarily engaged in the provision of laundering, dry cleaning or dyeing services as personal services.							

Use (Sect. 13.2 Commercial)	C1	C2	C3	C4	I1	I2
Laundry services.			P	P	P	
Establishments primarily engaged in the provision of laundering, dry cleaning or dyeing services other than those classified as personal services. Typical uses include bulk laundry and cleaning plants, diaper services, or linen supply services.						
Local convenience store (Without Fuel Sales)	P	P	P	P		
A commercial activity engaged in the sale of commonly used goods & merchandise for personal or household use in a structure three thousand (3,000) square feet or less in size.						
Local convenience store (With Fuel Sales)	C	C	P	P		
A commercial activity engaged in the sale of commonly used goods & merchandise, including petroleum products, for personal or household use in a structure five thousand (5,000) square feet or more in size. Refer to Article 6 of this UDC for additional requirements for fuel sales and stores exceeding 5,000 square feet.						
Outdoor sports and recreation (Light)		P	P	P		
Uses conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, miniature golf courses, golf courses, swimming pools, tennis courts, racquetball courts and marinas.						
Outdoor sports and recreation (Intensive)					C	
Intensive recreation uses that are conducted in the outdoors that generate considerable noise, vibration, heat, odor and other environmental impacts. Typical uses include race tracks, speedways, drag strips, gun firing ranges and the like.						
Paint Shop (Non-Retail)				P	P	P
Establishments primarily engaged in the painting of cars, motorcycles, RV's and other materials.						
Pawn Shop				P		
Personal services.	P	P	P	P		
Establishments or places of business primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barber shops, seamstress, tailor, shoe repair shops and self-service laundry or self-service apparel cleaning services.						
Pet services.	P	P	P	P		
Retail sales and grooming of dogs, cats, birds, fish, and similar small animals customarily used as household pets. Typical uses include pet stores, dog bathing and clipping salons or pet grooming shops.						

Use (Sect. 13.2 Commercial)		C1	C2	C3	C4	I1	I2
Portable Building Sales					P	P	
This use is applicable to the outdoor display and/or sale of heavy machinery and equipment.							
Professional office.		P	P	P	P	P	
A use providing professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions.							
Restaurant-convenience.		P	P	P	P		
A use engaged in the preparation and retail sale of food and beverages (excluding alcoholic beverages), for on-premise consumption only. Typical uses include soda fountains, ice cream parlors, sandwich shops and coffee shops.							
Restaurant-Fast Food			C	P	P		
A use engaged in the retail sale of prepared or rapidly prepared food and beverages directly to customers (excluding alcoholic beverages), for on-and off-premise consumption, commonly referred to as having "take-out" service. Typical uses have drive-thru window service and have extended hours of operation.							
Restaurant-neighborhood.		P	P	P	P		
A use engaged in the preparation and retail sale of food and beverages, including the sale of alcoholic beverages when conducted as an accessory or secondary feature producing less than twenty five (25) percent of the gross income. For a neighborhood restaurant including outdoor entertainment, see Article 6 of this UDC for additional requirements.							
Service station.			C-S	P-S	P-S		
An establishment where the sale of petroleum products is the principal use but may also offer incidental indoor automobile service and repair. All services provided and all storage supplies, parts, equipment shall be kept indoors.							
Sexually Oriented Businesses.					C	C	C
Refers to those acts, uses and services described more particularly in City of Cibola Ordinance Number 774.							
Tire Dealer (No Open Storage)				P	P		
Tire Dealer with Open Storage						C	

Use (Sect. 13.2 Commercial)	C1	C2	C3	C4	I1	I2
Trailer/Mobile Home Display, Sales or Storage				P	P	
Truck/Trailer Rental and/or leasing				P	P	
Truck/Bus Repair				C	P	
Truck Sales (Heavy Trucks) and RV Sales				C	P	
Veterinary services.	C	P	P	P	P	P
Veterinary service for all animals. Typical uses include animal clinics and hospitals. Veterinary services shall not include the boarding of large animals.						
Wrecker Business associated with auto impounding and storage				C	C	C

Section 13.4 Civic and Other Uses

All uses not expressly permitted by this UDC shall be expressly prohibited.

P = Permitted use **C** = Conditional use **S** = Subject to supplemental use regulations of UDC Article 6

Use (Sect. 13.4 Civic & Other)	SF1	SF2	SF3	TF-1	MF1	MF2	MH1	MH2	C1	C2	C3	C4	I1	I2	PF	AG
Administrative services.									C	P	P	P	P		P	
Offices, administrative, clerical or public contact services that deal directly with the citizens, together with incidental storage and maintenance of necessary vehicles. Typical uses include federal, state, county, and city offices.																
Adult/Community Group Home					C-S	C-S				C-S					P	P
A dwelling unit for sixteen (16) or fewer people in which food, shelter, and minor medical treatment under the direction and supervision of a physician, or services which meet some need beyond boarding or lodging are provided to residents of that dwelling unit, but not including care provided to any family member residing with his family in a one-family dwelling. Residents of an Adult Group Home depend on staff to provide various degrees of assistance in everyday living, but are not considered dangerous to themselves or others and require only occasional or temporary services by professional medical or nursing personnel which are provided through individual arrangement with each resident, per UDC Article 6.																
Assembly, Large scale	P	P	P		P	P	P	P	P	P			P	P	P	
Religious, cultural or fraternal activity that is conducted primarily within an enclosed facility of 10,000 square foot or grosser floor area.																

Use (Sect. 13.4 Civic & Other)	SF1	SF2	SF3	TF-1	MF1	MF2	MH1	MH2	C1	C2	C3	C4	I1	I2	PF	AG
Aviation facilities.														C	C	C
Landing fields, aircraft parking service facilities, and related facilities for operation, service, fueling, repair, storage, charter, sales, and rental of aircraft, and including activities directly associated with the operation and maintenance of airport facilities and the provision of safety and security. Subject to site plan review.																
Campground.															C	C
Campground facilities providing camping or parking areas and incidental services for travelers in recreational vehicles or tents. Typical uses include recreational vehicle parks. Subject to site plan review.																
Cemetery.															P	C
Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbariums, crematoriums, mausoleums and mortuaries when operated in conjunction with and within the boundary of such cemetery.																
Clinic									P	P	P	P				
An establishment or offices in which a group of physicians, dentists, or other practitioners of the healing arts, and allied professional assistants are associated for the purpose of diagnosing and treatment of ill or injured persons on an outpatient basis only. A clinic may include a medical or dental laboratory, but may not include facilities for providing room or board for patients, nor may a clinic include offices or facilities for veterinarians.																
Club or lodge.									P	P	P	P			P	
A use providing meeting, recreational, or social facilities for a private or non-profit association, primarily for use by members and guests. Typical uses include private social clubs and fraternal organizations.																

Use (Sect. 13.4 Civic & Other)	SF1	SF2	SF3	TF-1	MF1	MF2	MH1	MH2	C1	C2	C3	C4	I1	I2	PF	AG
College and university facilities.					C	C				C	P	P			P	
An academic institution of higher learning, accredited or recognized by the state and offering a program or series of programs of academic study.																
Community recreation.	P	P	P	P	P	P	P	P							P	P
A non-profit recreational facility for use by residents and guests of a particular residential development or limited residential neighborhood, including both indoor and outdoor facilities.																
Community treatment facility					C-S	C-S			C-S	C-S	P-S	P-S			P-S	
Any dwelling or place licensed, certified or authorized by state, federal or local authorities as a residence and treatment facility for children or adults with mental disabilities, alcoholism or drug abuse problems needing a supervised living arrangement and rehabilitation services on a short-term or long-term basis. Does not include detoxification centers. May include alcohol and/or drug abuse treatment facilities and adult treatment facilities. Refer to the Transitional Homes, Rehabilitation and Halfway House requirements of Article 6 of this UDC for additional requirements.																
Convalescent services.									C	C	P	P				
A use providing bed care and in-patient services for persons requiring regular medical attention, but excluding a facility providing surgical or emergency medical services, and excluding a facility providing care for alcoholism, drug addiction, mental disease, or communicable disease.																
Concrete/Asphalt Batching Plant	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Implies a temporary, short term use, until a particular construction project or projects are completed. City Council may stipulate a condition of time to allow this temporary use and may decide to renew the CUP for a specific term.																

Use (Sect. 13.4 Civic & Other)	SF1	SF2	SF3	TF-1	MF1	MF2	MH1	MH2	C1	C2	C3	C4	I1	I2	PF	AG
Cultural services.									P	P	P	P			P	P
A library, museum, art gallery, or similar non-profit use affording display, preservation and exhibition of objects of permanent interest in one (1) or more of the arts and sciences.																
Day care services (Residentially Based; Family/Group)	C-S	C-S	C-S	C-S	C-S	C-S	C-S			C-S						
A facility, or use of a building or portion thereof, for daytime care of six (6) or fewer individuals. This term includes nursery school, pre-schools, day care centers for children or adults, and similar uses. Refer to Article 6 of this UDC for additional requirements.																
Day care services (Group)	C-S	C-S	C-S	C-S	C-S	C-S	C-S		P	P						
Group Day Care homes provide regular care for between five (5) & twelve (12) adults or children for less than 24 hours a day. This shall include nurseries, preschools & adult care facilities. Refer to Article 6 of this UDC for additional requirements.																
Day care services (General Commercial).	C-S	C-S	C-S	C-S	C-S	C-S	C-S		P	P	P					
A facility or use of a dwelling unit or portion thereof for daytime care of seven (7) or more individuals. This term includes nursery school, pre-schools, day care centers for children or adults and similar uses. Refer to Article 6 of this UDC for additional requirements.																
Detention facilities.															P	P
A publicly operated use providing housing and care for individuals confined by law.																
Group Care Facility					C-S	C-S				C-S						
Group Care Facilities are required to be licensed by the state and are limited supervision, treatment and/or rehabilitation to the aged, disabled, those convicted of crimes, or those suffering the effects of drugs or alcohol. This category does not include day care centers, family day care homes, foster homes, schools, hospitals, jails or prisons.																

Use (Sect. 13.4 Civic & Other)	SF1	SF2	SF3	TF-1	MF1	MF2	MH1	MH2	C1	C2	C3	C4	I1	I2	PF	AG
Hospital services.										C	P	P	P		P	P
A facility providing medical, psychiatric or similar service for sick or injured persons primarily on an inpatient basis including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration and services to patients, employees or visitors.																
Life care services.	C-S	C-S	C-S		P-S	P-S			P-S	P-S	P-S	P-S			P-S	P-S
Retirement housing for the elderly providing residential housing and care for retired, elderly, and/or disabled people including congregate housing with common meals and/or community facilities for social events, community recreation, convalescent services, guidance services, personal services and personal improvement services, or self-contained dwelling units specifically designated for the needs of the elderly, either rented or owner-occupied. To qualify as life care housing or facilities, a minimum of 80% of the total units shall have a household head 55 years of age or greater and no long term or permanent skilled nursing care or related services are provided. Refer to Article 6 of this UDC for additional requirements.																
Local utility services.	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P
Services which are necessary to support principal development and involve only minor structures such as lines and poles which are necessary to support principal development.																
Maintenance and service facilities.												P	P	P	P	
A facility that supports maintenance, repair, vehicular or equipment servicing, materials storage and similar activities, including corporation yards, equipment service centers and similar uses having characteristics of commercial services or contracting or industrial activities.																

Use (Sect. 13.4 Civic & Other)	SF1	SF2	SF3	TF-1	MF1	MF2	MH1	MH2	C1	C2	C3	C4	I1	I2	PF	AG
Major utility facilities.														P	P	P
Generating plants, electrical switching facilities and primary substations, refuse collection or disposable facilities, water and wastewater treatment plants and similar facilities of public agencies or public utility firms having potentially significant impact upon surrounding uses. (Subject to site plan review).																
Nursery school	C-S	C-S	C-S	C-S	C-S	C-S			C	C						
A private agency, school, or institution engaged in educational work with preschool children and in which no child is enrolled on a regular basis for 4 (four) or more hours per day. Enrollment for 4 (four) or more hours per day shall classify the facility as a "Day Care Facility" or "Kindergarten." Refer to Article 6 of this UDC for additional requirements.																
Park and recreation services.	P	P	P	P	P	P	P	P							P	P
Publicly owned and operated parks, playgrounds, recreation facilities and open spaces.																
Postal facilities.									P	P	P	P	P		P	
Postal services, including post offices, bulk mail processing or sorting centers, operated by the United States Postal Service or private enterprise.																
Primary educational facilities.	P	P	P	P	P	P	P	P	C	C					P	
A public, private or parochial school offering instruction at the elementary school level in the branches of learning and study required to be taught in the public schools of the State of Texas.																
Railroad facilities.													P	P	P	P
Railroad yards, equipment servicing facilities, and terminal facilities. (Subject to site plan review.)																
Safety services.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Facilities for conduct of public safety and emergency services, including police and fire protection services and emergency medical and ambulance services.																

Use (Sect. 13.4 Civic & Other)	SF1	SF2	SF3	TF-1	MF1	MF2	MH1	MH2	C1	C2	C3	C4	I1	I2	PF	AG
Secondary educational facilities.	P	P	P	P	P	P	P		C	C					P	P
A public, private or parochial school offering instruction at the junior and senior high school levels in the branches of learning and study required to be taught in a public school of the State of Texas.																
Transitional Homes, Rehabilitation Centers & Halfway Houses					C-S	C-S				C-S						
A facility in which persons live for a short period of time while receiving physical, social, or psychological therapy and counseling, as is more particularly defined and regulated in Article 6 of this UDC.																
Transportation terminal.										C	C	P	P	P	P	
A facility for loading, unloading, and/or interchange of passengers, baggage and incidental freight or package express between modes of transportation, including bus terminals, railroad stations, airport terminals and public transit facilities.																

Section 13.3 Industrial Uses

All uses not expressly permitted by this UDC shall be expressly prohibited.

P = Permitted use **C** = Conditional use **S** = Subject to supplemental use regulations UDC Article 6

Use (Sect. 13.3 Industrial)	C1	C2	C3	C4	I1	I2
Basic industry.						P
A use engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials or a use utilizing flammable explosive or commonly recognized offensive conditions or materials.						
Custom manufacturing.					P	P
Establishments primarily engaged in the on-site, indoor production and storage of goods by hand manufacturing which involves only the use of hand tools or mechanical equipment not exceeding two (2) horsepower or a single kiln not exceeding eight (8) kilowatts. The direct sale to consumers of those goods produced on-site is prohibited.						
General Contractor Services				P-S	P-S	P-S
General contractor services are permitted subject to compliance with all environmental performance standards of this UDC.						
Light manufacturing.					P	P
A use engaged in the manufacture, predominantly from previously prepared materials, or finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and storage, sales and distribution of such products, but excluding basic industrial processing.						
Sand, Gravel, Stone or Petroleum Extraction, Oil & Gas Wells					C	C

Use (Sect. 13.3 Industrial)	C1	C2	C3	C4	I1	I2
Warehousing and distribution.						
Establishments or places of business primarily engaged in wholesaling, storage, distribution and handling of materials and equipment other than live animals and plants. The following are wholesaling, storage and use types:						
A. <i>Convenience storage.</i> Storage services primarily for personal effects and household goods within enclosed storage areas having individual access, but excluding use as workshops, hobby shops, manufacturing, or commercial activity. Typical uses include mini-warehousing. Refer to Article 6 Section 6.3 for additional requirements regulating this use.			C-S	P-S	P-S	P-S
B. <i>General warehousing and distribution.</i> Open-air storage, distribution and handling of materials and equipment. Typical uses include monument or stone yards, or open storage yards.				P	P	P
C. <i>Limited warehousing and distribution.</i> Wholesaling, storage and warehousing services within enclosed structures. Typical moving and storage firms and retail mail order distribution centers.					P	P
Research & Development Services		C	C	P	P	P
Establishments primarily engaged in research of an industrial or scientific nature but excludes product testing. Typical uses include electronics research laboratories, research and development firms, or pharmaceutical research labs.						
Scrap and salvage services and wrecking services.						C
Places of business primarily engaged in the storage, sale, dismantling or other processing of used or waste materials which are not intended for reuse in their original forms. Typical uses include automotive wrecking yards, junk yards or paper salvage yards.						
Vehicle storage.				C	P	P
Long term storage of operating or non-operating vehicles. Typical uses include storage of private parking towaways or impound yards, but exclude dismantling or salvage.						